

133.0

0006

0011.B

Map

Block

Lot

1 of 1

Residential

CARD

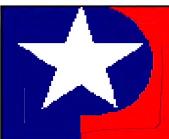
ARLINGTON

Total Card / Total Parcel

1,478,400 / 1,478,400

USE VALUE: 1,478,400 / 1,478,400

ASSESSED: 1,478,400 / 1,478,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 42 |        | TEMPLE ST, ARLINGTON  |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                |  | Land Size | Building Value | Yard Items                            | Land Value | Total Value     | Legal Description |  | User Acct |
|-------------------------|--|-----------|----------------|---------------------------------------|------------|-----------------|-------------------|--|-----------|
| 101                     |  | 9261.000  | 850,300        |                                       |            | 628,100         | 1,478,400         |  |           |
|                         |  |           |                |                                       |            |                 |                   |  |           |
|                         |  |           |                |                                       |            |                 |                   |  |           |
|                         |  |           |                |                                       |            |                 |                   |  |           |
| Total Card              |  | 0.213     | 850,300        | 628,100                               |            | 1,478,400       | Entered Lot Size  |  |           |
| Total Parcel            |  | 0.213     | 850,300        | 628,100                               |            | 1,478,400       | Total Land:       |  |           |
| Source: Market Adj Cost |  |           |                | Total Value per SQ unit /Card: 465.89 |            | /Parcel: 465.89 | Land Unit Type:   |  |           |

## OWNERSHIP

Unit #:

Owner 1: KEFFER JEFFREY L

Owner 2: COSTELLO SUZANNE M

Owner 3:

Street 1: 42 TEMPLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: GONCALVES HUMBERTO F-ETAL -

Owner 2: GONCALVES KAREN P -

Street 1: 42 TEMPLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Brick Veneer Exterior and 3173 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

&lt;/

**EXTERIOR INFORMATION**

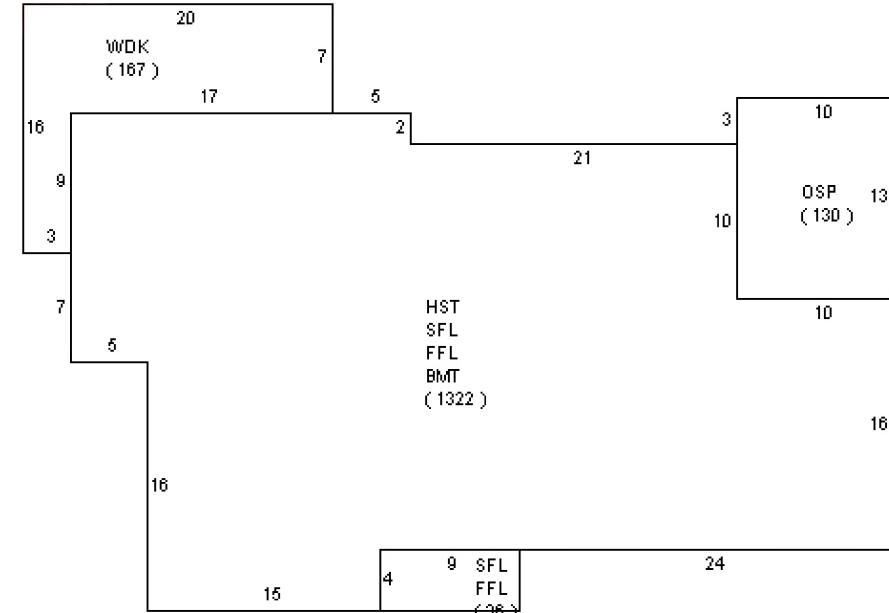
|               |                  |          |
|---------------|------------------|----------|
| Type:         | 15 - Old Style   |          |
| Sty Ht:       | 2H - 2 & 1/2 Sty |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 3 - BrickorStone |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 8 - Brick Veneer |          |
| Sec Wall:     | 1 - Wood Shingl  | 30 %     |
| Roof Struct:  | 2 - Hip          |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | RED              |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |   |                   |
|------------|---|-------------------|
| Full Bath: | 1 | Rating: Very Good |
| A Bath:    |   | Rating:           |
| 3/4 Bath:  | 1 | Rating: Very Good |
| A 3QBth:   |   | Rating:           |
| 1/2 Bath:  | 1 | Rating: Very Good |
| A HBth:    |   | Rating:           |
| OthrFix:   |   | Rating:           |

**COMMENTS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**SKETCH****GENERAL INFORMATION**

Grade: B+ - Good (+)

Year Blt: 1932 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct: G12 Fact: .

Const Mod:

Lump Sum Adj:

**INTERIOR INFORMATION**

Avg Ht/FL: STD

Prim Int Wal 2 - Plaster

Sec Int Wall: %

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: %

Bsmt Flr: 12 - Concrete

Subfloor:

Bsmt Gar: 1

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 5 - Steam

# Heat Sys: 1

% Heated: 100 % AC: 100

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled

**OTHER FEATURES**

|         |   |                   |
|---------|---|-------------------|
| Kits:   | 1 | Rating: Very Good |
| A Kits: |   | Rating:           |
| Fpl:    | 2 | Rating: Very Good |
| WSFlue: |   | Rating:           |

**CONDOS INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond: VG - Very Good 4.6 %

Functional: %

Economic: %

Special: %

Override: %

Total: 4.6 %

**CALC SUMMARY**

Basic \$ / SQ: 135.00

Size Adj.: 0.98088580

Const Adj.: 1.02079570

Adj \$ / SQ: 135.173

Other Features: 121613

Grade Factor: 1.46

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 891291

Depreciation: 40999

Depreciated Total: 850291

**COMPARABLE SALES**

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 197.35

Special Features: 0 Val/Su Net: 177.44

Final Total: 850300 Val/Su SzAd 267.95

**MOBILE HOME**

Make:

Model:

Serial #:

Year:

Color:

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |

**PARCEL ID**

133.0-0006-0011.B

More: N

Total Yard Items:

Total Special Features:

Total: